

**A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING
CONDITIONAL APPROVAL OF
FREDERICK EPISOPAL CHURCH REZONE
FROM R-1 TO C-D FOR
LOTS 3, 5, AND 6 EVEZICH MINOR SUBDIVISION**

Be it resolved by the Planning Commission of the Town of Frederick, Colorado:

Section 1. The Frederick Planning Commission finds that:

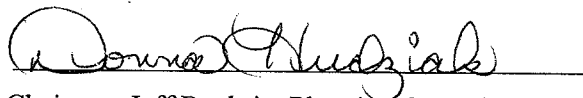
- 1.1 An application for a Zoning Map Amendment has been submitted. The application would amend the zoning of lots 3, 5, and 6 of the Evezich Minor Subdivision from R-1 to C-D.
- 1.2 Said application was found to be complete through the review process.
- 1.3 Said application was considered during a public meeting opened February 17, 2009.
- 1.4 Proper notice was given according to Section 4.5 of the Frederick Land Use Code.
- 1.5 Said application can conform to the criteria of Section 4.7.2(d) of the Frederick Land Use Code.

Section 2. This resolution constitutes the written report, findings and decision of the Town of Frederick Planning Commission.

Section 3. On the basis of the above, the Town of Frederick Planning Commission recommends approval of the application, subject to the following:

- a. A minor subdivision shall be submitted for approval within six months of approval of the zoning change to combine the parking for the proposed Church with the church parcel.
- b. In conjunction with the minor subdivision, a Landscape Plan shall be submitted for review and approval by Planning Staff. The Landscape Plan shall screen the parking area in accordance with the provisions of the Land Use Code. Landscaping shall be installed within six months of approval for the Subdivision Amendment.

This resolution approved this 17th day of February, 2009 by a vote of 3 to 1.



Chairman Jeff Roehrig, Planning Commission

Vice Chair, Donna Hudziak